

G. Wilson Mercer, 20 North Court Street, Frederick, Maryland, and being of full and lawful age, after being duly sworn, deposes and says:

By: C. Clifton Virts, Examiner:

Q. Please state your name, age, occupation and residence?

Q. G. Wilson Mercer, I am 50 years of age, I am in the insurance and real estate business, and I live East Patrick St., Extended, Frederick City, Maryland, and have my business offices at 20 North Court Street.

By: Mr. Fout:

Q. How long have been engaged in the real estate business in Frederick, Maryland.

A. Since December 1931 to the present time.

Q. Did you at my request appraise the properties of Miss Rena G. Dutrow, at 133 and 135 West Third Street, Frederick, Maryland.

A. Yes. I appraised dwelling No. 133 at \$7,000.00, and dwelling at 135 West Third at \$6,500.00. House No. 133 was unoccupied, Miss Dutrow having resided there up to the time she was taken to Springfield State Hospital. This dwelling at 133 consisted of three rooms on the first floor, two rooms and bath on second floor and one room and storage room on the third floor. It is heated with a steam, stoker fired, furnace. The plumbing is old and in a bad state of repair. The house needs complete renovation throughout. It has a dirt basement under part of the dwelling. The room used as a kitchen does not have a basement underneath. The property has no rear entrance way but has a joint alleyway from W. Third Street with house no. 135, which is about 3 feet wide.

Q. Do you think that it would be for the best interests of the owner and incompetent in these proceedings, Miss Rean G. Dutrow, for this dwelling 133 to be sold at public or private sale?

A. Definitely so. The house would require extensive repairs to receive a top rental, and if you would make the repairs you would have to large a sum in the property to yield a sum